



Bk: 8433Pg: 139 Page: 1 of 2  
Recorded: 09/12/2005 01:49 PM

# KNOW ALL BY THESE PRESENTS THAT

**WE, Jon E. Simpson and Mary L. Simpson**, of 210 Strong Street, Amherst, MA

for full consideration to us paid of \$343,250.00 grant to

**CHING LAM**, of 2031 East Nutwood Avenue, Fullerton, CA 92831

with **WARRANTY** Covenants

the land, with the buildings thereon, located at **210 Strong Street, Amherst**, Hampshire County, Commonwealth of Massachusetts, which is more particularly bounded and described in Exhibit A annexed hereto and incorporated herein by reference.

Being the same premises conveyed to us by deed of Frank O. Beturney and Mary M. Beturney, dated September 2, 1969, and recorded in Hampshire County Registry of Deeds Book 1558, Page 237.

Executed as a sealed instrument  
on: September 9, 2005

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 09/12/2005 01:49 PM  
ctrl# 013499 01553 Doc# 00025119  
Fee: \$1,566.36 Cons: \$343,250.00

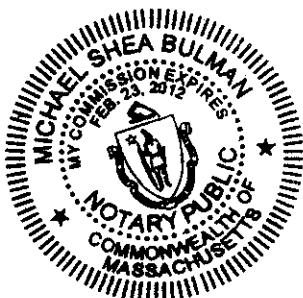
witness to both

Jon E. Simpson

Mary L. Simpson

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF HAMPSHIRE: SS

On this 9<sup>th</sup> day of September, 2005, before me the undersigned Notary Public, personally appeared the above named Jon E. Simpson and Mary L. Simpson proved to me by satisfactory evidence of identification, being my own personal knowledge of the identity of the signatory to be the persons whose name are signed above, and acknowledged the foregoing to be signed by each of them as his or her free act and deed, voluntarily for its stated purpose.



Michael Shea Bulman, Notary Public  
My commission expires February 23, 2012

## EXHIBIT A

in Amherst, Hampshire County, Massachusetts, situated on the north-  
 rly side of Strong Street, bounded and described as follows:

[Description and encumbrances, if any]

BEGINNING at an iron pipe on the northerly side of Strong Street, which iron pipe marks the southeasterly corner of the land described; thence N.  $68^{\circ} 08'$  W. along Strong Street, one hundred (100) feet to an iron pipe; thence N.  $16^{\circ} 21'$  E. along land now or formerly of Kamins, Inc. two hundred (200) feet to an iron pipe; thence S.  $68^{\circ} 08'$  E. along land now or formerly of one Hart, one hundred (100) feet to an iron pipe; thence S.  $16^{\circ} 21'$  W. along land now or formerly of Victor L. Tidlund two hundred (200) feet to the place of beginning. Containing 0.46 acre.

It being shown as Lot #3. on plan entitled: "Map Showing Property of Victor Tidlund, Amherst, Mass." dated Dec. 20, 1950, Russell Snow, Reg. Surveyor, recorded in Hampshire County Registry of Deeds, Plan Book 42, Page 38.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER  
 MARIANNE L. DONOHUE